

CLARION

In Association with:

Renaissance Planning Group

Herd Planning & Design LTD

Greehan, Taves, Pandak & Stoner

The Miles Agency

City Council
14 April 2015



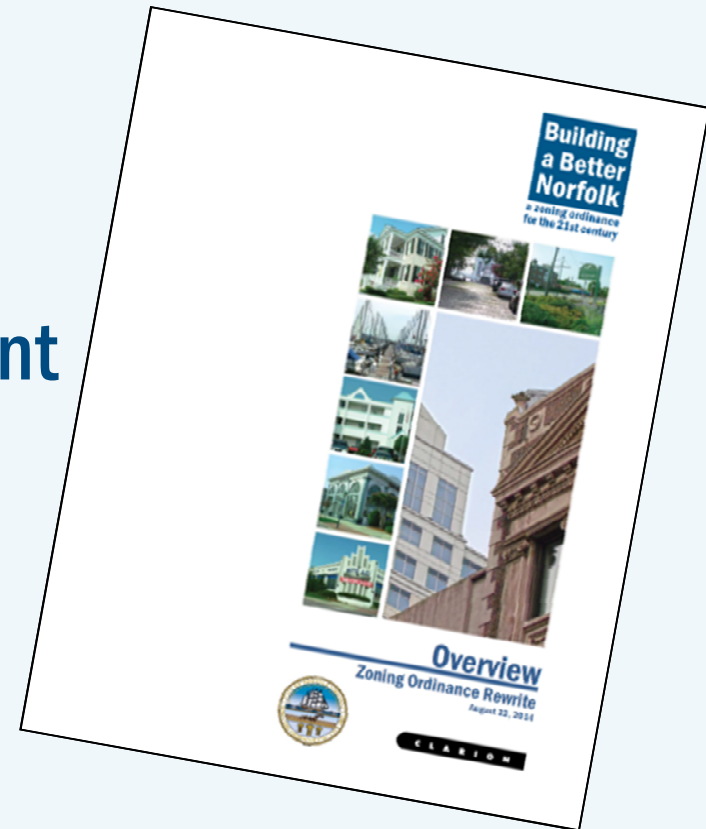
**Building
a Better
Norfolk**
a zoning ordinance
for the 21st century

ZONING ORDINANCE ASSESSMENT

Norfolk, Virginia

Overview of Presentation

- Project Status and Background
- The Zoning Ordinance Assessment
- Next Steps



Project Status and Background

	Task	Timeframe	Status
1.	Project Initiation and Orientation	October 2014	Completed October 2014
2.	Zoning Ordinance Assessment	April-May 2015	Public review ongoing
3.	Drafting the New Ordinance	May 2015-August 2016	
4.	Testing the New Ordinance	November 2016	
5.	Public Hearing Draft New Ordinance	January-February 2017	
6.	Manual and Training	January-February 2017	

Assessment: Themes

I. Introduction and Overview

II. Diagnosis

Theme 1: Improve User-Friendliness

Theme 2: Regulations that Make Norfolk
More Resilient and Sustainable City

Theme 3: Recognize and Support the Distinct
Character Differences in the City, and the
Different Contexts

Theme 4: Modernize and Customize the Development
Standards

Theme 5: Refine Nonconformity Regulations to
Address *plaNorfolk2030* Goals

III. Annotated Outline of the New Zoning Ordinance

IV. Appendices

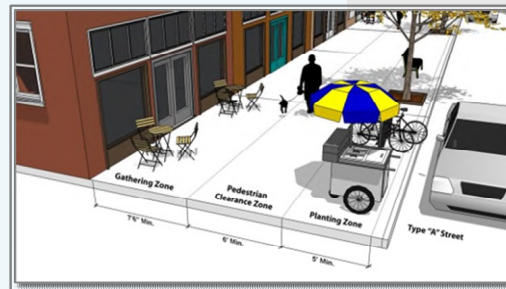


Assessment: Theme I: Improve User-Friendliness

- **Make the structure more logical and intuitive**
- **Incorporate graphics, illustrations**
- **Design for electronic use**

PROPOSED ZONING ORDINANCE STRUCTURE

- Article 1. General Provisions
- Article 2. Administration
- Article 3. Zone Districts
- Article 4. Use Regulations
- Article 5. Development Standards
- Article 6. Nonconformities
- Article 7. Enforcement
- Article 8. Definitions and Rules of Measurement



Theme I: Improve User-Friendliness

Streamline review procedures

➤ Establish set standard procedures

— **Neighborhood meetings**

— Pre-application conference

➤ Consolidate and streamline procedures

— Consolidate and integrate planned development procedures

— Reduce and rename special exceptions

— Consolidate development certificate procedures

— **Use a Procedures Manual**

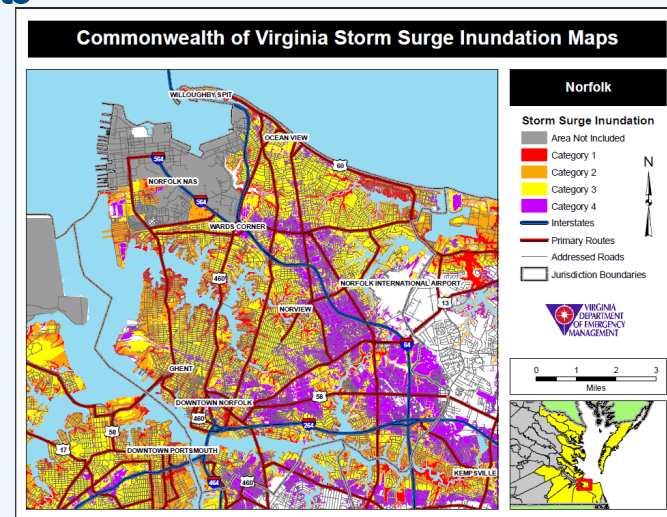
— Refine site plan review

PROPOSED DEVELOPMENT REVIEW PROCEDURES, CITY OF NORFOLK						
< > = PUBLIC HEARING S = STAFF REVIEW R = RECOMMENDATION D = DECISION A = APPEAL OTHER THAN ADMINISTRATIVE APPEAL						
APPLICATION REVIEW PROCEDURE	REVIEW AND DECISION-MAKING AUTHORITIES					
	ZONING ADMINISTRATOR	DIR. OF DEPT. OF CITY PLANNING AND CODES ADMINISTRATION	ARCHITECTURAL REVIEW BOARD (ARB)	BOARD OF ZONING APPEALS	PLANNING COMMISSION	CITY COUNCIL
AMENDMENTS AND PLANNED DEVELOPMENTS						
Amendments (Text, Rezoning, Conditional Rezoning) ¹	S				<R> ²	<D>
Planned Development (with Development Plan) ¹	S				<R>	<D>
Conditional Uses ¹	S				<R>	D
SITE PLANS						
Site Plan ¹	S	D		<A>		
CBPA Minor Site Plan ¹	S	D		<A>		
CBPA Major Site Plan ¹	S	D		<A>		
OTHER PERMITS AND DEVELOPMENT APPROVALS						
Certificate of Appropriateness (including Demolitions) ¹	S		D			<A>
Zoning Certificate (General, and for Accessory and Temporary Uses)	D			<A>		
Development Certificate (for Downtown districts, East Beach Harbor (EBH) district, Granby/Monticello Mixed Use Corridor (G-1) district, PCO and PCRO districts, and Broad Creek Gateway Overlay district)	R		R ³		D	A

Theme II. Regulations That Support Resiliency

Overview of recommendations: **environmental** resiliency

- **Safeguard vulnerable undeveloped areas from incompatible development :**
 - Consider sea level rise in establishing buffers and reviewing development proposals
 - Strengthen **tree protection** and open space requirements
- **Encourage Sustainable Development In Safe Growth Areas:**
 - Identify less vulnerable safe growth areas



Theme II.

Regulations That Support Resiliency

Overview of recommendations: **economic** resiliency

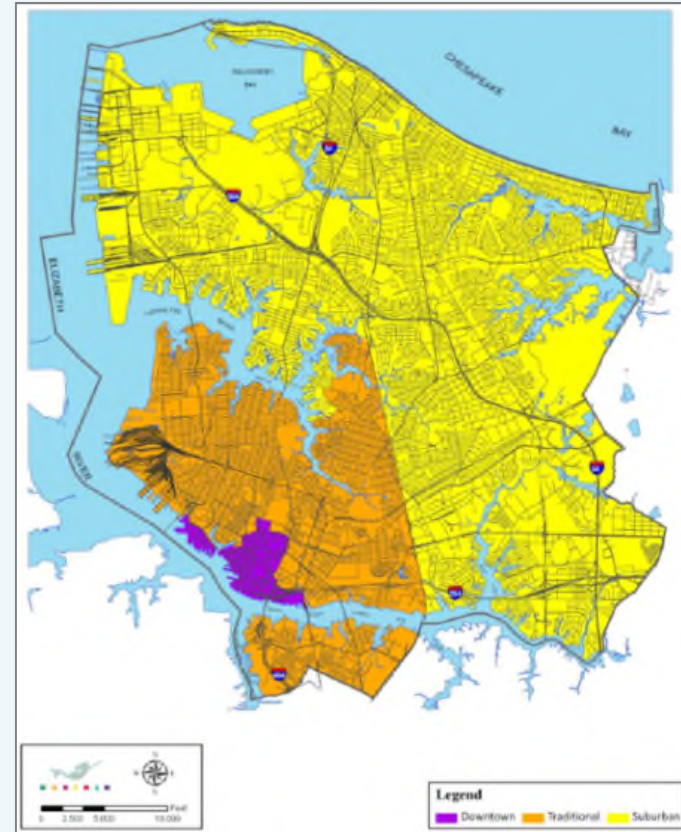
- Include broad array of development options that provide economic development opportunities for businesses
- Provide a diverse, safe, affordable, and livable range of **housing options**
- Remove obstacles for, and support, **redevelopment that is consistent with city's desired character and context**
- Provide for efficient and **streamlined** procedures, especially for preferred development



Theme III. Support Distinct Character Differences

Overview of recommendations

- **Modify, modernize, and simplify the current zone district structure to recognize the distinct character and context of development in the city**
- **Zoning Districts reduced from 131 to 60**
- **Classify uses in a simpler and more flexible way**

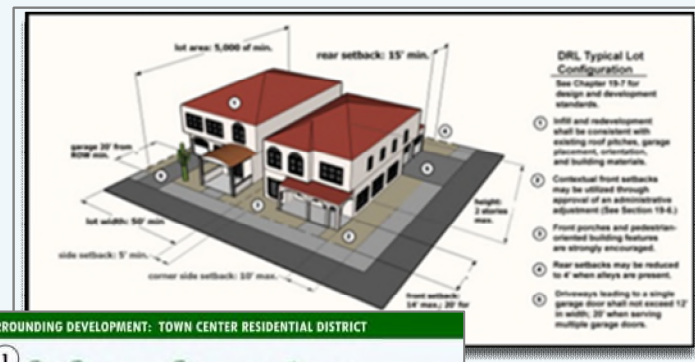


Character Districts

Theme III. Support Distinct Character Differences

Overview of recommendations

- Regulate **building form**, where appropriate
- Mixed use districts
- Multifamily development
- Commercial/office development
- Commercial corridors
- TODs



Theme IV. Modernize Development Standards

Overview of recommendations: **Parking**

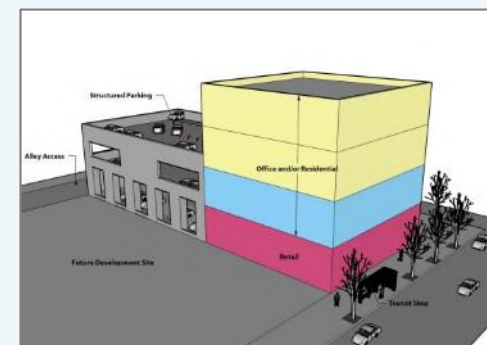
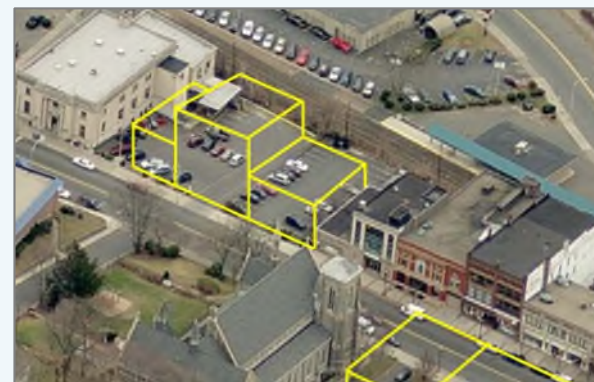
- Carry forward recognition of Character Districts
- Provide Flexibility Options
- Modernize:
 - Parking
 - Landscaping
 - Open Space
 - Fencing & Lighting
- Add Neighborhood Compatibility Standards



Theme V. Refine Nonconformity Regulations

Overview of recommendations

- Allow greater flexibility for meeting conformity
- Allow expansion of nonconforming structures under certain circumstances
- Establish rules requiring **scaled** compliance when redevelopment occurs



Public Outreach

Week of 6 April 2015

- **Public Listening Session***
- **Advisory Committee Meeting**
- **Planning Commission Work Session***
- **One-on-One Meetings**

****Taped for broadcast on Channel 48 and YouTube***

Next Steps

Task 3: Drafting the New Zoning Ordinance

- **Module 1: Administration**
- **Module 2: Development Standards**
- **Module 3: Zoning Districts and Use Regulations**



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